

Alpha Land Surveying

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REG. IN SOUTH DAKOTA & NEBRASKA

DATE: 9-13-2004

DRAWN BY: NNS

CHECKED BY: FMF

PROJECT #: 2004049C



SCALE- 1" = 80'

SURVEY RECORD REPOSITORY
RECEIVED

OCT 30 2003

\$ 250

County CUMING

886-814,815

PLAT OF SURVEY

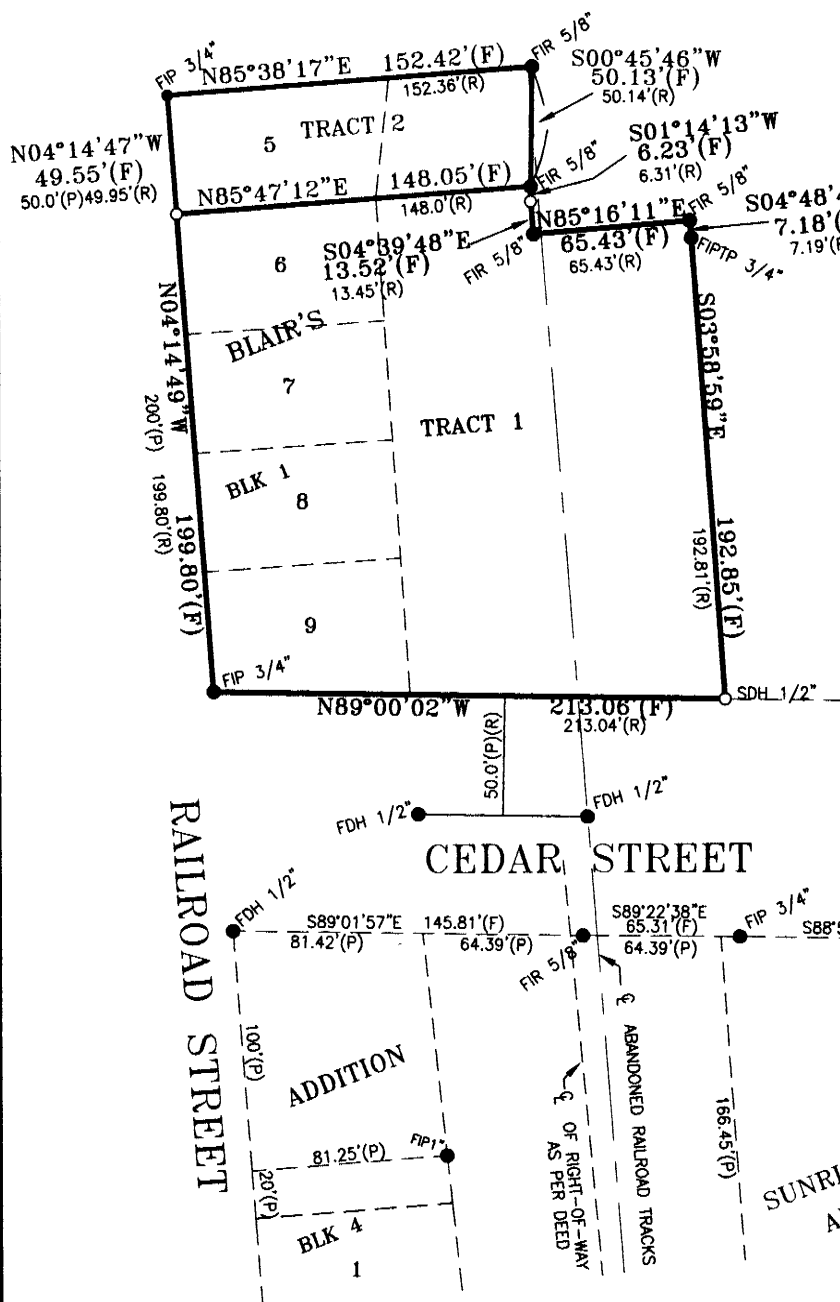
LOCATED LOTS 5,6, AND 7 IN BLAIR'S ADDITION AND PART OF RAILROAD RIGHT OF WAY IN SUNRISE ADDITION, TO THE CITY OF WEST POINT, CUMING COUNTY, NEBRASKA.

RECORDED LEGAL DESCRIPTION TRACT 1

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 6 EAST OF THE 6TH P.M., CUMING COUNTY, NEBRASKA, BEING LOTS 6,7,8, AND 9 OF BLOCK 1, BLAIRS ADDITION TO THE CITY OF WEST POINT, PART OF OLD CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY IN SUNRISE ADDITION TO THE CITY OF WEST POINT AND ALL PART OF SUNRISE ADDITION LYING EASTERLY OF SAID LOTS 6,7,8, AND 9 AND WESTERLY OF SAID RAILROAD RIGHT-OF-WAY, CONTAINING 0.99 ACRES MORE OR LESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID BLOCK 1 BLAIRS ADDITION, SAID POINT BEING THE POINT OF BEGINNING AND GOING THENCE N05°13'10"W, ON AN ASSUMED BEARING, ALONG THE EAST MARGIN RAILROAD STREET, FOR A DISTANCE OF 199.80 FT. TO THE NW CORNER OF LOT 6 OF SAID BLAIRS ADDITION; THENCE N84°46'50"E, ALONG THE NORTH MARGIN OF SAID LOT 6 AND THE EXTENSION THEREOF, FOR A DISTANCE OF 148.00 FT; TO THE CENTERLINE OF OLD CHICAGO NORTHWESTERN RAILROAD RIGHT-OF-WAY; THENCE S00°14'00"E, ALONG THE CENTERLINE OF SAID RAILROAD RIGHT-OF-WAY FOR A DISTANCE OF 6.31 FT; THENCE S05°20'00"E, ALONG SAID CENTERLINE OF RAILROAD RIGHT-OF-WAY FOR A DISTANCE OF 13.45 FT; THENCE N84°17'00"E, ON A LINE PERPENDICULAR TO THE PREVIOUS EASTERLY RAILROAD RIGHT-OF-WAY LINE, FOR A DISTANCE OF 65.43 FT. TO A POINT ON SAID PREVIOUS EASTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE S05°43'00"E, ALONG SAID PREVIOUS RAILROAD RIGHT-OF-WAY LINE, FOR A DISTANCE OF 7.19 FT; THENCE S04°58'50"E, ALONG SAID RIGHT-OF-WAY LINE, FOR A DISTANCE OF 192.81 FT. TO A POINT ON THE NORTH MARGIN OF CEDAR STREET; THENCE S89°59'38"W, ALONG SAID NORTH MARGIN, FOR A DISTANCE OF 213.04 FT. TO THE POINT OF BEGINNING.

RECORDED LEGAL DESCRIPTION TRACT 2

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 22 NORTH, RANGE 6 EAST OF THE 6TH P.M., CUMING COUNTY, NEBRASKA, BEING LOT 5, BLOCK 1, BLAIRS ADDITION TO THE CITY OF WEST POINT, THE WESTERLY ONE HALF OF OLD CHICAGO AND NORTHWESTERN RAILROAD RIGHT-OF-WAY LYING EASTERLY OF LOT 5 IN SUNRISE ADDITION TO THE CITY OF WEST POINT AND ALL THAT PART OF SUNRISE ADDITION LYING EASTERLY OF SAID LOTS 5 AND WESTERLY OF SAID RAILROAD RIGHT-OF-WAY, CONTAINING 0.17 ACRES, MORE OR LESS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 9 OF SAID BLOCK 1 OF BLAIRS ADDITION AND GOING THENCE N05°13'10"W, ON AN ASSUMED BEARING, ALONG THE EASTERLY MARGIN OF RAILROAD STREET, FOR A DISTANCE OF 199.80 FT. TO THE SW CORNER OF LOT 5 OF SAID BLOCK 1 OF BLAIRS ADDITION, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING N05°13'10"W, ALONG SAID EASTERLY MARGIN OF RAILROAD STREET, FOR A DISTANCE OF 49.95 FT. TO THE NW CORNER OF SAID LOT 5; THENCE N84°46'50"E, ALONG THE NORTHERLY MARGIN OF SAID LOT 5 AND THE EXTENSION OF THE NORTHERLY LINE OF LOT 5 FOR A DISTANCE OF 152.36 FT. TO THE CENTERLINE OF OLD CHICAGO NORTHWESTERN RAILROAD RIGHT-OF-WAY; THENCE S00°14'00"E, ALONG THE CENTERLINE OF SAID RAILROAD RIGHT-OF-WAY FOR A DISTANCE OF 50.14 FT. TO A POINT ON THE EXTENSION OF THE SOUTHERLY LINE OF LOT 5 OF SAID BLOCK 1 BLAIRS ADDITION; THENCE S84°46'50"W ALONG SAID EXTENSION AND THE SOUTHERLY LINE OF LOT 5 FOR A DISTANCE OF 148.00 FT. TO THE POINT OF BEGINNING.



LEGEND

- P.O.B. - POINT OF BEGINNING
- CALC - CALCULATED POINT
- (F) - AS PER MEASURED BY FRANKLIN
- (R) - RECORDED DISTANCE
- (P) - AS PER PLATTED DISTANCE
- W/ - WITH
- PERP - PERPETUATED
- FIR - FOUND IRON REBAR
- FIP - FOUND IRON PIPE
- FIB - FOUND IRON BAR
- FDH - FOUND DRILL HOLE
- FIPTP - FOUND IRON PINCHED TOP PIPE
- SIR - SET IRON REBAR
- - SET IRON REBAR 5/8" WITH PLASTIC CAP
- - FOUND CORNER AS NOTED
- ▲ - FOUND SECTION MARKER AS NOTED
- △ - SET SECTION MARKER AS NOTED
- P.C. - PLASTIC CAP
- A.C. - ALUMINUM CAP

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF STATE OF NEBRASKA.

9-13-2004
DATE OF SIGNATURE

[Signature]
FRED M. FRANKLIN R.L.S. 525

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL

SEAL